

# \$758,268 - 106, 1717 Mountain Avenue, Canmore

MLS® #A2202438

**\$758,268**

1 Bedroom, 2.00 Bathroom, 612 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

This executive 1-bedroom + office, 2-bathroom ground-level unit at Golden Ridge is one of Canmore's newest luxury developments. Thoughtfully designed with premium finishes, this unit offers southwestern mountain views, a dedicated office space, and an open-concept layout that blends elegance with functionality, and a good sized walk out patio to relax after a day in the sun. Guests will enjoy exclusive access to shared rooftop hot tubs with stunning northeastern mountain views along with a relaxing sauna, providing the ultimate alpine retreat. This unit comes fully furnished and turn-key ready, making it an incredible opportunity to capture Canmore's lucrative short term rental market.

Built in 2024

## Essential Information

MLS® #	A2202438
Price	\$758,268
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	612
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment



Style	Single Level Unit
Status	Active

### Community Information

Address	106, 1717 Mountain Avenue
Subdivision	Teepee Town
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T2W 2W1

### Amenities

Amenities	Fitness Center, Parking, Spa/Hot Tub
Parking Spaces	1
Parking	Parkade, Parking Pad, Stall

### Interior

Interior Features	Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting
Appliances	Freezer, Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	4
Basement	None

### Exterior

Exterior Features	Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 14th, 2025
Days on Market	137
Zoning	BVT-G

### Listing Details

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